172.0	0009	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	663,700 /	663,700
					USE VALUE:	663,700 /	663,700
					ASSESSED:	663,700 /	663,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSTON DOUGLAS M	
Owner 2:	GOULD KAREN	
Owner 3:		
Street 1:	124 WOLLASTON AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	HOUSTON GEORGE JR & ELEANOR -
Owner 2:	GOULD KAREN -
Street 1:	124 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,659 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6659.000	229,900		433,800	663,700
Total Card	0.153	229,900		433,800	663,700
Total Parcel	0.153	229,900		433,800	663,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.82 | /Parcel: 493.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	114548
GIS Ref	
GIS Ref	
Insp Date	08/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0009-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,900	0	6,659.	433,800	663,700	663,700	Year End Roll	12/18/2019
2019	101	FV	199,500	0	6,659.	427,600	627,100	627,100	Year End Roll	1/3/2019
2018	101	FV	195,900	0	6,659.	328,500	524,400	524,400	Year End Roll	12/20/2017
2017	101	FV	195,900	0	6,659.	309,900	505,800	505,800	Year End Roll	1/3/2017
2016	101	FV	195,900	0	6,659.	285,100	481,000	481,000	Year End	1/4/2016
2015	101	FV	183,800	0	6,659.	266,500	450,300	450,300	Year End Roll	12/11/2014
2014	101	FV	183,800	0	6,659.	245,400	429,200	429,200	Year End Roll	12/16/2013
2013	101	FV	183,800	0	6,659.	245,400	429,200	429,200		12/13/2012

!13372!

PRINT

Date	Time
12/11/20	03:20:38

LAST REV

Date	Time
09/06/18	17:16:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13372

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSTON GEORGE	1245-30		11/23/2001	Family	100	No	No		
HOUSTON GEORGE	1190-70		7/6/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	114548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
2/8/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/9/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6659		Sq. Ft.	Site		0	70.	0.93	6									433,841						433,800	

Total AC/HA: 0.15287 | Total SF/SM: 6659 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 433,841 | Spl Credit | Total: 433,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312330
Depreciation:	82455
Depreciated Total:	229875

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

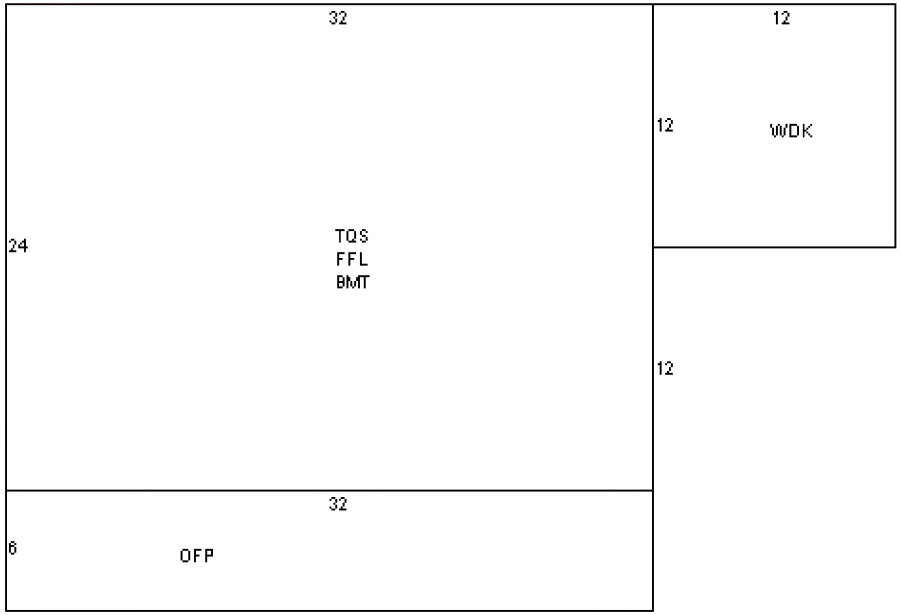
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	93.91
Final Total:	229900	Val/Su SzAd	171.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
OFP	Open Porch	192	25.090	4,818
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,448			Total:	229,831
Size Ad	1344	Gross Are	2640	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

172.0-0009-0017.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X12	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	